

Ticor Title
res70240726

When recorded return to:
Alisyn E Bell
1042 Jameson St
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20260658

Mar 06 2026

Amount Paid \$8405.00
Skagit County Treasurer
By Lena Thompson Deputy

Chicago Title
620060943

STATUTORY WARRANTY DEED

THE GRANTOR(S) Estefany Vaca, a married person as a separate estate and Jessica Jazmin Orozco, Spouse and Rolando Herrera Rojas, an unmarried person and Lourdes Covarrubias Arreguin, a married person as a separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Alisyn E Bell, an unmarried person and Jaedon J Wiese, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

PTN LT 11, BLK 70, FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WA

Tax Parcel Number(s): P121896 / 4150-070-011-0000,

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED

(continued)

Dated: February 15, 2026

Estefany Vaca
Estefany Vaca

Jessica Jazmin Orozco
Jessica Jazmin Orozco

Rolando Herrera Rojas
Rolando Herrera Rojas

Lourdes Covarrubias Arreguin
Lourdes Covarrubias Arreguin

State of Washington
County of Skagit

This record was acknowledged before me on 02/15/2026 by Estefany Vaca and Jessica Jazmin Orozco.

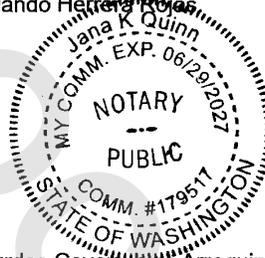
Jana K Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 06/29/2027



State of Washington
County of Skagit

This record was acknowledged before me on 02/15/2026 by Rolando Herrera Rojas

Jana K Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 06/29/2027



State of Washington
County of Skagit

This record was acknowledged before me on 02/15/2026 by Lourdes Covarrubias Arreguin.

Jana K Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 06/29/2027

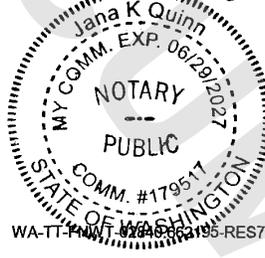


EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P121896 / 4150-070-011-0000 and

THAT PORTION OF LOT 11, BLOCK 70, "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 29, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THAT PORTION OF VACATED 11TH STREET SHOWN AS TRACT C ON THAT CERTAIN SURVEY FILED IN VOLUME 7 OF SURVEYS, AT PAGE 21, UNDER AUDITOR'S FILE NO. 8702060035, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 11;
THENCE NORTH 89 DEGREES 35'04" WEST ALONG THE SOUTH LINE OF SAID LOT 11, A DISTANCE OF 23.05 FEET;
THENCE NORTH 00 DEGREES 19'36" EAST PARALLEL WITH THE EAST LINE OF SAID LOT 11, A DISTANCE OF 61.41 FEET;
THENCE NORTH 89 DEGREES 35'04" WEST, A DISTANCE OF 3.95 FEET;
THENCE NORTH 00 DEGREES 19'36" EAST, A DISTANCE OF 58.94 FEET TO THE NORTH LINE OF SAID LOT 11;
THENCE SOUTH 89 DEGREES 35'36" EAST, ALONG THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 27.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 11;
THENCE NORTH 00 DEGREES 19'36" EAST, A DISTANCE OF 8.00 FEET TO THE CENTERLINE OF THE ALLEY IN SAID BLOCK 70;
THENCE SOUTH 89 DEGREES 35'36" EAST ALONG THE EASTERLY PROJECTION OF THE CENTERLINE OF SAID ALLEY, A DISTANCE OF 33.00 FEET TO THE CENTERLINE OF VACATED 11TH STREET;
THENCE SOUTH 00 DEGREES 19'36" WEST ALONG THE CENTERLINE OF VACATED 11TH STREET, A DISTANCE OF 128.36 FEET TO THE EASTERLY PROJECTION OF THE SOUTH LINE OF SAID LOT 11;
THENCE NORTH 89 DEGREES 35'04" WEST, A DISTANCE OF 33.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11 AND THE POINT OF BEGINNING OF THIS DESCRIPTION.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of First Addition to the Town of Sedro in Skagit County, Washington:

Recording No: Volume 3, Page 29

2. Ordinance No. 1038 and the terms and conditions thereof:

Recording Date: January 15, 1987

Recording No.: 8701150113

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 8702060035

4. Ordinance No. 1445-03 of the City of Sedro Woolley (Vacation of Portion of Easement) and the terms and conditions thereof:

Recording Date: April 25, 2003

Recording No.: 200304250062

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Boundary Line Adjustment:

Recording No: 200408020216

EXHIBIT "B"Exceptions
(continued)

6. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."
7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Assessments, if any, levied by Sedro Woolley.
9. City, county or local improvement district assessments, if any